WARRANTY DEED

BOOK 10241 PG 364

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,600.00

Michael A Sears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 96

Cindy Adams
Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL A. SEARS (NAME)	SOURCE ONE MORTGAGE SERVICES COR (NAME)	MAP 53-09
910 TAMARACK N (ADDRESS)	27555 FARMINGTON ROAD (ADDRESS)	PARCEL
MADISON, TN 37115 (CITY) (STATE) (ZIP)	FARMINGTON HILLS, MI 48334-3357 (CITY) (STATE) (ZIP)	71

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TERRELL H. SENSING, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. SEARS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 60A Kimbolton Subdivision, Phase II, of record in Plat Book 6900, pages 792, 793, and 794, Zone Lot Division of record in Book 6900, page 899, Register's Office for Davidson County, Tennessee.

Said Lot No. 60A fronts 17.96 feet on the northerly side of Tamarack North and runs back 176.91 feet on the westerly lot line and a total of 263.18 feet on the easterly lot line to a line in the rear which measures 116.37 feet thereon.

Being the same property conveyed to TERRELL H. SENSING by Deed of record in Book 7869, page 266, Register's Office for Davidson County, Tennessee.

0241274
IDENTIF. & REFERENCE

96 OCT 30 AM 8:43
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 910 TAMARACK N, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of October 19 96

Terrell H Sensing
TERRELL H. SENSING

BK/ 10241 PG 365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERRELL H. SENSING, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 28th day of October, 19 96.

Commission expires 9/7 3100

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

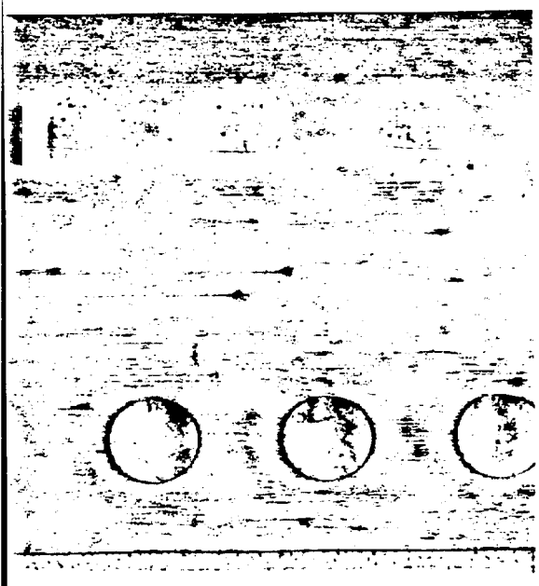
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

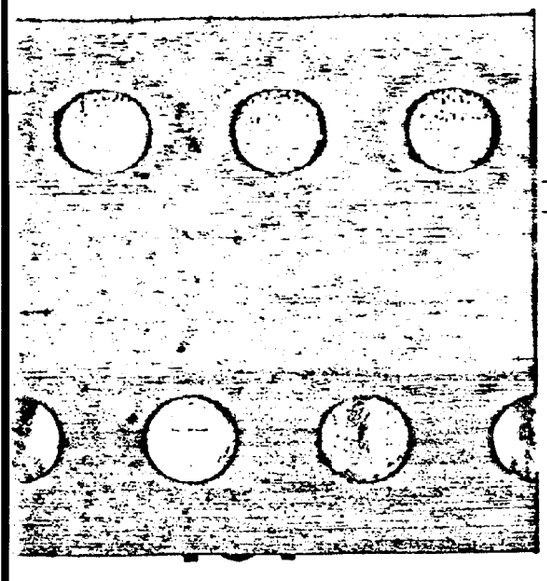
My commission expires _____

Notary Public

5595 10/30 0101 03CHECK

333.12





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10241 PG 366

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87600.00
CON TX 324.12
PRFEE 1.00
WDEED 8.00
TOTAL 333.12
CHECK 333.12

10/30/96 01 08:46 0001 5595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT 30 AM 8:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

0241274
IDENTIF. # REFERENCE

Nº 1082543

No. [redacted]